

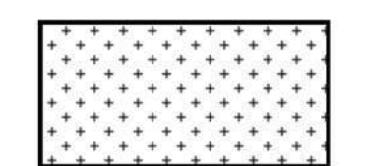
SUBDISTRICT NARRATIVE

- THE URBAN CENTER SUBDISTRICTS AS SHOWN ON EACH PARCEL ARE SUBDISTRICTS AS DEFINED BY THE LAND DEVELOPMENT CODE URBAN CENTER FORM STANDARDS (DIVISION 4-3). THE "URBAN CENTER - CENTER" SUBDISTRICT ENCOMPASSES ALL LAND WITHIN THE JONES DISTRICT EAST OF DAYTON STREET/CENTRAL PROMENADE, WHILE THE "URBAN CENTER-GENERAL" SUBDISTRICT ENCOMPASSES ALL LAND WITHIN THE JONES DISTRICT WEST OF DAYTON STREET/CENTRAL PROMENADE.
- THE HIGHER DENSITY MIXED-USE CENTER SUBDISTRICT WILL CREATE AN ICONIC GATEWAY TO THE CITY, BUFFER DEVELOPMENT WITHIN THE UC DISTRICT FROM THE INTERSTATE, PROMOTE DENSITY AROUND DRY CREEK STATION AND PROVIDE ACTIVE GROUND FLOOR STREET FRONTAGE ALONG DAYTON STREET/CENTRAL PROMENADE.
- THE MEDIUM DENSITY MIXED-USE GENERAL SUBDISTRICT PROVIDES TRANSITION IN HEIGHT AND DENSITY TOWARDS MID-RISE OFFICE DEVELOPMENT WEST OF CHESTER STREET AND RESIDENTIAL NEIGHBORHOODS WEST OF YOSEMITE WHILE PROMOTING A VIBRANT WELL-CONNECTED PEDESTRIAN ENVIRONMENT.

NOTES

- THE PROPERTY IS LOCATED IN THE CENTENNIAL AIRPORT INFLUENCE AREA AND WILL COMPLY WITH THE REQUIREMENTS OF THE IMAGINARY SURFACE ELEVATIONS AS DEFINED BY THE FEDERAL AVIATION REGULATION 14 C.F.R. PART 77 (FAR PART 77 SURFACES) AND ELEVATION 6.03' HEIGHT LIMITATION.

LEGEND



**UC GENERAL SUBDISTRICT
3-8 STORIES**



**UC CENTER SUBDISTRICT
5-15 STORIES**



UC DISTRICT BOUNDARY



SUBDISTRICT BOUNDARY

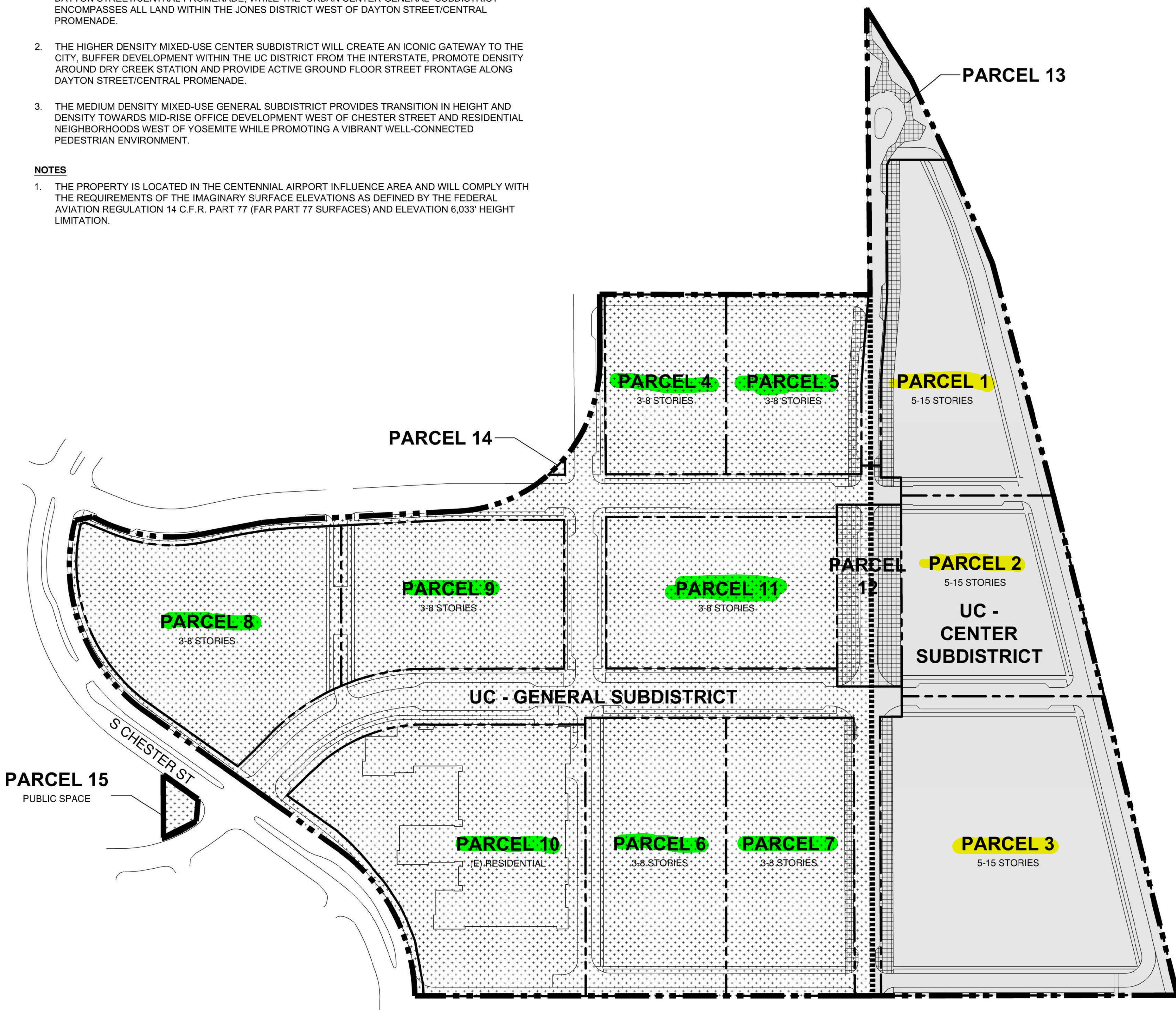


PARCEL/LOT LINE

THE JONES DISTRICT

CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

A PART OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 67, WEST OF THE 6TH P.M.



URBAN CENTER SUBDISTRICT BOUNDARIES

SCALE 1:100

5 OF 18

FOR APPROVAL 10/11/2019
RP Amendment Submittal 08/27/2019
RP Amendment Submittal 06/28/2019
RP Amendment Submittal 05/09/2019

ISSUED FOR: DATE:

The Jones District
Regulating Plan
Amendment No. 2
REGP-19-00001

URBAN CENTER
SUBDISTRICT
BOUNDARIES